125.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,332,900 / 1,332,900
					USE VALUE:	1,332,900 / 1,332,900
					ASSESSED:	1,332,900 / 1,332,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		BARTLETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KRAUSMAN STEVEN
Owner 2:	LANGERMAN TONI
Owner 3:	
Street 1:	38 BARTLETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SCHWARTZ GOMES BEVERLY -
Owner 2:	-
Street 1:	38 BARTLETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,191 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1906, having primarily Clapboard Exterior and 3089 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10191.000	674,600	5,100	653,200	1,332,900
Total Card	0.234	674,600	5,100	653,200	1,332,900
Total Parcel	0.234	674,600	5,100	653,200	1,332,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.44 | /Parcel: 431.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 80548

GIS Ref

GIS Ref

Insp Date 06/14/18

!9699!

PREVIOUS ASSESSMENT

Parcel ID 125.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	674,600	5100	10,191.	653,200	1,332,900	1,332,900	Year End Roll	12/18/2019
2019	101	FV	508,400	5100	10,191.	689,400	1,202,900	1,202,900	Year End Roll	1/3/2019
2018	101	FV	515,400	5100	10,191.	508,000	1,028,500	1,028,500	Year End Roll	12/20/2017
2017	101	FV	515,400	5100	10,191.	486,200	1,006,700	1,006,700	Year End Roll	1/3/2017
2016	101	FV	515,400	5100	10,191.	450,000	970,500	970,500	Year End	1/4/2016
2015	101	FV	481,900	5100	10,191.	377,400	864,400	864,400	Year End Roll	12/11/2014
2014	101	FV	481,900	5100	10,191.	368,700	855,700	855,700	Year End Roll	12/16/2013
2013	101	FV	481,900	5100	10,191.	351,300	838,300	838,300		12/13/2012

PRINT

Date	Time
12/11/20	00:08:06

LAST REV

Date	Time
06/27/18	09:03:57
apro	
9699	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHWARTZ GOMES	41790-263		1/16/2004		825,000	No	No		
SCHWARTZ JOSEPH	24201-123		1/25/1994		1	No	No		A

USER DEFINED

Prior Id # 1:	80548
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/8/2018	142	Porch	6,150					
10/4/2016	1213	Redo Kit	44,685	O				
6/26/2012	794	Wood Dec	19,600					REPLACE REAR DECK
8/29/2007	761	Renovate	38,780	C		G9	GR FY09	re-model 1st fl1/2

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2018	Inspected	CC	Chris C
5/9/2018	MEAS&NOTICE	CC	Chris C
7/17/2012	Info Fm Prmt	BR	B Rossignol
2/6/2009	Meas/Inspect	336	PATRIOT
5/15/2004	MLS	MM	Mary M
10/29/1999	Meas/Inspect	266	PATRIOT
7/7/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10191		Sq. Ft.	Site		0	90.	0.71	10									653,159						653,200	

Total AC/HA:	0.23395	Total SF/SM:	10191	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	653,159	Spl Credit		Total:	653,200				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1906	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.02742624
Const Adj.:	1.00989902
Adj $ / SQ:	134.888
Other Features:	154783
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	707175
Depreciation:	32530
Depreciated Total:	674645

COMMENTS

OF=XTRA SINK IN MASTER BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

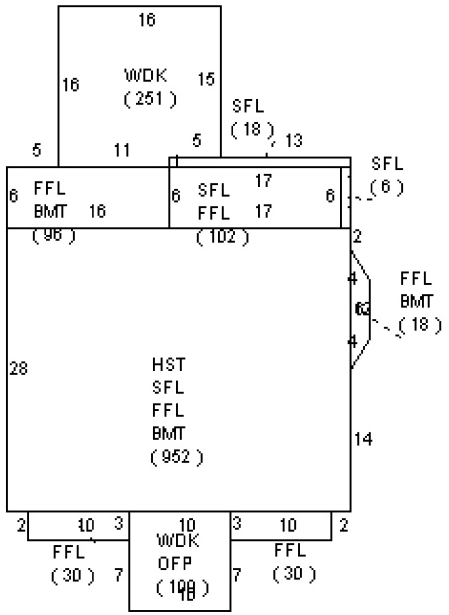
No Unit	RMS	BRS	FL
1	8	5	M
Totals			
1	8	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	163.21
Special Features:	0	Val/Su Net:	156.92
Final Total:	674600	Val/Su SzAd	242.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,228	134.890	165,642
SFL	Second Floor	1,078	134.890	145,409
BMT	Basement	1,066	50.990	54,353
HST	Half Story	476	121.400	57,786
WDK	Deck	351	8.940	3,137
OFP	Open Porch	100	33.330	3,333

Net Sketched Area:	4,299			Total:	429,660
Size Ad	2782	Gross Are	4775	FinArea	3089

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
HST	100	UNF	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

125.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1950	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100